

CITY OF MUSKEGON
HISTORIC DISTRICT COMMISSION
REGULAR MEETING
MINUTES

November 2, 2010

Vice Chairperson S. Kroes called the meeting to order at 4:10 p.m. and roll was taken.

MEMBERS PRESENT: S. Kroes, L. Spataro, S. Radtke, K. Panozzo

MEMBERS ABSENT: J. Hilt, L. Wood, D. Mayville, excused

STAFF PRESENT: M. Franzak, D. Leafers

OTHERS PRESENT: R. Robotham, Bethany Housing

APPROVAL OF MINUTES

A motion to approve the regular meeting minutes of October 5, 2010 was made by L. Spataro, supported by K. Panozzo and unanimously approved.

NEW BUSINESS/PUBLIC HEARINGS

Case 2010-15 – 311 West Muskegon Avenue. Applicant: Ciggzree Morris. District: Houston. Class: A. Current Function: Residential. M. Franzak stated that the applicant was seeking approval to replace two exterior doors. He provided pictures of the current and proposed doors that were submitted by Ms. Morris. Staff recommends approval of the project. Board members discussed the varied architectural styles of the house.

A motion that the HDC approve the request to replace the two doors as proposed, as long all zoning requirements are met and the necessary permits are obtained, was made by K. Panozzo, supported by L. Spataro and unanimously approved.

Case 2010-16 – 380/382 Houston Avenue. Applicant: Community Encompass. District: Houston. Class: A. Current Function: Residential. M. Franzak stated that the applicant was seeking approval to demolish the house due to extensive fire damage that occurred in September. The damage estimate exceeds the cost of the home. Staff recommends approval of the request.

L. Spataro provided some background information on the house. R. Robotham provided information on the condition of the house after the fire, and explained the rehab work that had previously been done since Bethany purchased the house. S. Radtke asked about salvaging architectural items from the home. R. Robotham stated that he would prefer to salvage whatever possible, but this home had had extensive renovations and painting over the years, and possibly contained lead-based paint. Between that and the fire, there was not a lot of salvageable material left. He stated that they were not sure what they were going to do with the lot yet, but had been consulting with City staff about possibilities. Code issues, and fire and water damage made it cost-prohibitive to rebuild the current home.

A motion that the HDC approve the request to demolish the building at 380-382 Houston Avenue, with the understanding that the applicant would salvage any intact architectural items, and with the conditions that all zoning requirements are met and necessary permits are obtained, was made by L. Spataro, supported by K. Panozzo and unanimously approved.

Case 2010-17 – 144 Catherine Ave. Applicant: Kerry Hopkins. District: McLaughlin. Class: A. Current Function: Residential. M. Franzak stated that the applicant was seeking approval to replace some missing vinyl siding with like materials and to replace the wood windows with vinyl. This is a project by the State of Michigan Lead Removal Department. Staff recommends approval of the project.

L. Spataro asked if the windows were a lead-abatement issue. M. Franzak stated that they were. S. Radtke asked if the windows would be the same size. R. Robotham stated that they would need to replace the large window with two smaller windows. K. Panozzo asked if the window openings would remain the same size. R. Robotham stated that they would.

A motion that the HDC approve the request to replace the siding with like materials, and to replace the wooden windows with vinyl, as long as the original window openings are retained, the work meets all zoning requirements, and the necessary permits are obtained, was made by L. Spataro, supported by K. Panozzo and unanimously approved.

OLD BUSINESS

None

OTHER

M. Franzak reminded board members that the State Historic Preservation Office would be holding a training session at the December 7 HDC meeting. The meeting will starting at 3 pm, an hour earlier than usual. Any cases will precede the training session.

There being no further business, the meeting was adjourned at 4:50 p.m.

dml